

A N O R D I N A N C E

TO AMEND SECTION 19-6.9, SINGLE-FAMILY RESIDENTIAL INFILL STANDARDS, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE (Z-30-2015)

WHEREAS, the Single-family residential infill standards were adopted in August 2014, and City Council asked that the Residential Infill Committee revisit the standards in one year to address concerns, or problems which may have occurred since implementation, and what changes, if any, should be made; and


WHEREAS, the Residential Infill Committee met over several months and made recommendations to Planning Staff regarding amendments to the Single-family residential infill standards; and

WHEREAS, the Planning Commission, pursuant to public notice, held a public hearing on December 17, 2015, to consider these amendments, and the Commission recommended approval of the proposed amendments to Section 19-6.9 of the Land Management Ordinance; and

WHEREAS, City Council recommends the adoption of the recommendations of the Planning Commission and further finds that the amendments are consistent with the provisions of the Land Management Ordinance and with the goals of the Comprehensive Plan, and in addition, the amendments promote high-quality, pedestrian-oriented, and compact development that will have beneficial impacts on the natural environment and will be adequately served by public facilities and services;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Section 19-6.9, Single-family residential infill standards, of the Code of Ordinances of the City of Greenville is amended as described on the attached Exhibit, which is incorporated herein by reference.


DONE, RATIFIED AND PASSED THIS THE 25 DAY OF JANUARY , 2016.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM.


CITY ATTORNEY

REVIEWED:


CITY MANAGER

EXHIBIT

Sec. 19-6.9. - Single-family residential infill standards

19-6.9.1. General purpose and intent. This section is intended to achieve neighborhood compatibility, maintain the harmony and character of ~~existing~~ established single-family residential areas, and guide residential infill development to occur in an orderly and desirable manner. It is also intended:

- (A) To minimize the impact of garages/carports and driveways on the character of established single-family residential areas, by addressing the location of garages/carports and driveways and the orientation of garage openings relative to the street.
- (B) To minimize the visual impact of a stormwater detention/retention facility within ~~existing~~ established single-family residential neighborhoods in order to maintain the predominant characteristics of the neighborhood to the greatest extent possible.
- (C) To limit stormwater runoff impact on adjoining properties created by new construction and additions.
- (D) To preserve and protect existing tree canopy to the extent practicable and to ensure future tree canopy consistent with ~~existing~~ established single-family residential areas.

19-6.9.2. Applicability. The provisions of this section shall apply to the following developments located in established single-family residential ~~zoning districts~~ areas, except those zoned S-1:

- (A) New lots created by summary plat or major subdivision (subsection 19-2.3.13), ~~which abut an existing street or extension of an existing street.~~
- (B) Construction of a new dwelling or garage/carport ~~on an existing lot.~~
- (C) Addition of an attached garage/carport.
- (D) Installation and/or expansion of a driveway.
- (E) Renovations/additions to a dwelling whose construction value exceeds 50 percent of the ~~assessed fair market value of the improvements detailed on the most current property tax assessment role~~ property as reflected on the Greenville County Tax Assessor's role ~~or projects that increase the building footprint square footage by more than 40 percent.~~ Building Renovations/additions phased over a five-year period shall be combined to determine applicability of the percent threshold criteria. Renovations/additions which do not alter the site are exempt, but are calculated in the five-year phased period above.
- (F) Additions that increase the principle building footprint square footage by more than 40 percent. Additions phased over a five-year period shall be combined to determine the applicability of the percent threshold criteria.

19-6.9.3. Definitions. For the purposes of this section, the following definitions apply:

Block means the lots and or residential buildings fronting both sides of a section of street located between intersecting streets.

Established single-family residential area means an area developed with single-family residential dwellings having one or more of the following characteristics:

- (A) Was platted or developed more than 25 years ago;
- (B) Is in a subdivision that is more than 80 percent built out and that was platted more than 15 years ago;

- (C) Is bounded on two or more sides by existing residential development; or
- (D) Is within an unplatted area that contains lots of two and one-half acres or less where 80 percent or more of the lots or tracts have been developed for at least 15 years.

19-6.9.4. Garages, carports, and driveways.

- (A) In established single-family residential areas, garages, carports, and driveways shall be constructed in a way to be consistent with the predominant development pattern and rhythm of the block ~~in the respective neighborhood. Houses constructed on a new street, public or private, can establish a new character for that particular street, if it does not alter the character of the surrounding neighborhood.~~
- (B) Attached garages/carports shall not open onto a front ~~or side~~ yard, unless:
 - (1) Sixty percent of existing dwellings in the block have attached garages/carports which open onto a front or side yard; or
 - (2) The garage is integrated into the design of the house design and is set back at least ten feet from the front of the ~~structure~~ house, including up to five feet of a porches that spans at least 50 percent of the front façade of the house. Garage width shall not exceed 50 percent of the width of the front façade of the house. (See Figure 19-6.9-2)
- (C) Attached garages/carports may open onto the special yard of a corner lot. The front door of the house shall not face the special yard.
- (D) Detached garages/carports shall comply with the provisions of section 19-4.4, accessory uses and structures.
- ~~(D) In blocks where the existing dwellings have no garages/carports, garages and carports are allowed per subsections 19-6.9.4(A) and (B), provided an attached garage/carport does not open to the front of the house.~~
- (E) If a garage/carport is not provided, driveways/parking shall be located to the side and/or rear of the dwelling, and shall not exceed ten feet wide, except in the rear yard. (See Figure 19-6.9-1)
- (F) If a garage/carport is provided, driveways/Parking shall not be allowed in the front yards, except for access to front-loaded garages that are permitted. A garage is allowed access via an apron the width of the garage opening and 20 feet deep tapering to a 10-foot wide driveway. The administrator may allow wider driveways and/or parking pads in the front yard based on consistency with existing character of the block and in compliance with the stated purpose and intent of this section. (See Figure 19-6.9-2)
- (G) Parking in a front yard may be allowed by conditional use when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and lot line (an area less than 10 feet wide)). Backup space in a front yard may be allowed by conditional use when access to an adjacent street may be difficult due to traffic patterns on the street. The administrator shall determine that the design and landscaping of the parking and or backup space ensures adequate stormwater mitigation and protection of the character of the block.

19-6.9.5. Stormwater detention/retention standards.

- (A) For subdivisions of 2 to 15 lots wWhere stormwater quantity requirements of article 19-7, stormwater management, apply to infill subdivisions, the following requirements shall apply:

- (1) Where aboveground detention/retention facilities are proposed, they shall:
- (a) Be located at least 20 feet from an exterior property line;
 - (b) Be sloped in a manner that is easily maintained; and
 - (c) Be designed as an amenity to the development, when deemed feasible by the administrator. Amenity features may include additional landscaping, fountains, trails or other features acceptable to the administrator.

~~(B) — The above performance standards apply to infill subdivisions which require stormwater quantity and create a subdivision of two to 15 lots in an "R"-zoned neighborhood (single-family residential).~~

19-6.9.6. Stormwater runoff standards. The following performance standards shall apply to the all single-family residential buildings ~~that are not located within a larger common plan with an approved stormwater management system~~, including single-family projects on vacant land, or land made vacant after the demolition of existing structures.

- (A) ~~Single-family subdivisions shall submit a~~ A grading plan that includes details as specified in the administrative manual shall be submitted with the application for a single-family building permit, when the property is not part of a larger common plan.
- (B) In addition to the 40 percent maximum lot coverage by all roofed areas, single-family lots shall not exceed ~~60~~ 20 percent total additional impervious coverage (i.e. parking, driveways, stairs, pools, patios, sidewalks).
- (C) Setback slopes shall not exceed four foot horizontal to one vertical. ~~Stormwater should~~ Runoff collected from impervious surfaces shall be discharged at a setback distance of at least 20 feet from the property line.
- (D) If the applicant cannot meet the requirements of subsection 19-6.9.6(C), a grading plan as outlined in subsection 19-6.9.6(A) and that incorporates stormwater best management practices to convey and dissipate stormwater runoff discharges shall be submitted and approved by the administrator.

19-6.9.7. Tree protection and replacement. Protection of existing tree cover is intended to preserve the visual and aesthetic qualities of the city, to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; and to protect wildlife habitat and migration corridors. Preservation or provision of trees near structures also serves to conserve energy by reducing heating and cooling costs.

- (A) Tree surveys are not required for single-family lots or single-family subdivisions. However, the location, species, and size of trees that are proposed to be retained and/or planted to meet these requirements shall ~~should~~ be shown on a the required site plan.
- (B) Including required street trees, one canopy tree shall be planted for each 3000 square feet of lot area or portion thereof, excluding building footprints. Such trees shall be a minimum 2.5-inch caliper and may be planted anywhere on the lot. Each existing canopy tree proposed to be retained and measuring at least six inches in diameter shall count as two new trees.
- (C) ~~Trees intended to be~~ that are retained to meet the requirement of (B) above shall be protected during construction consistent with the provisions of subsection 19-6.3.3.

Figure 19-6.9-1: Description of Yards

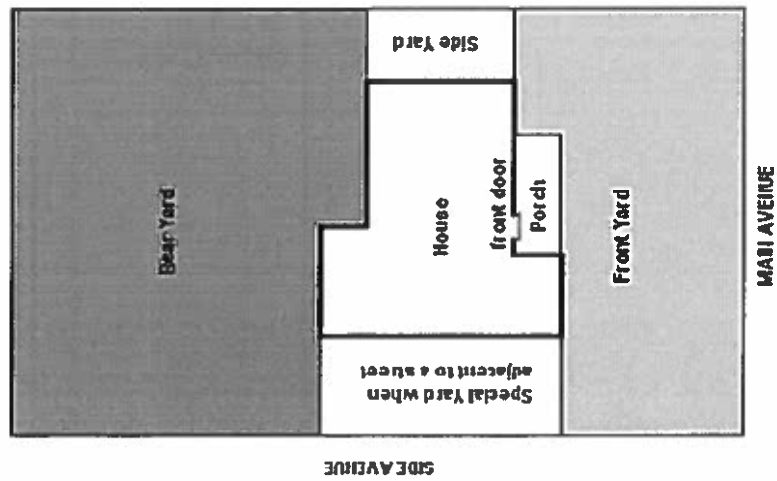


Figure 19-6.9-2: Front-loading garage setback & apron detail

